

DOC # 769226
08/25/2010 10:30AM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART VACATION OWNERSH
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 42.00
BK-810 PG-5666 RPTT: EX#006

A Portion of APN # 1318-26-101-006

Recording Requested by
InterCity Escrow Services
c/o Stewart Vacation Ownership
2010 Main Street, Suite #260
Irvine, CA 92614-7201

**Mail Tax Statements and
Recorded Deed To:**
Marsha J. Montbriand
5840 Callister Avenue
Sacramento, CA 95819-1811

Interval No. 3202-03
HOA No. 470717011
25494CA
R.P.T.T. \$0.00

GRANT, BARGAIN & SALE DEED

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.



A Portion of APN# 1318-26-101-006
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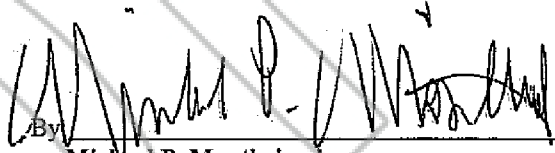
GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Michael P. Montbriand, an Unmarried Man, who acquired title as a Married Man in consideration of \$0.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Marsha J. Montbriand, an Unmarried Woman, who acquired title as a Married Woman all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this July 8, 2010

Grantee's Address:
Marsha J. Montbriand
5840 Callister Avenue
Sacramento, CA 95819-1811

By 
Michael P. Montbriand

STATE OF
COUNTY OF

On _____, before me _____, the undersigned Notary Public in and for said State, personally appeared Michael P. Montbriand, who proved to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)

PLEASE SEE ATTACHED
CALIFORNIA ACKNOWLEDGEMENT



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SACRAMENTO

On 6 August 2010 before me, WILLIAM G. SIMMONS, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared Michael Phillip MontLriand

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

William G. Simmons
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant, Bargain & Sale
(Title or description of attached document)

Deed
(Title or description of attached document continued)

Number of Pages 1 Document Date 8/6/10

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she they- is are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____



Exhibit "A"

LEGAL DESCRIPTION

KINGSBURY CROSSING

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (the Real Property):

A portion of the north one-half of the northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 03, 1981, in Book 281 of Official Records at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

EXCEPTING FROM the real property the exclusive right to use and occupy all of the dwelling units and units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

ALSO EXCEPTING FROM the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and Amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at Page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and Amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, of Official Records of Douglas County, Nevada as Document No. 78917, and Second Amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as Document No. 084425 (Declaration), during a "Use Period", within the **HIGH** Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all Covenants, Restrictions, Limitations, Easements, and Right-Of-Way of Record.

Interval No. 3202-03

HOA No. 470717011

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